

	<p style="text-align: center;">Planning and Zoning Commission</p> <p style="text-align: center;">STAFF REPORT</p>	<p style="text-align: center;">AGENDA</p> <p style="text-align: center;"># _____</p>
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TO: CASA GRANDE PLANNING AND ZONING COMMISSION

FROM: James Gagliardi, City Planner

MEETING DATE: December 3, 2015

REQUEST

Request by Adam Brixius for Pinnacle Consulting on behalf of K&D Farms, for the following land use approval affecting approximately 174.22 acres of land within the Overfield Farms Planned Area Development (PAD), generally bounded by Azurite Way alignment to the west, Overfield Rd to the east, Kortsen Rd to the south, and Overfield Dr. to the north, APNs #401-01-020A, 401-05-005B, 401-05-005C:

1. **DSA-15-00121: Major Amendment to a PAD** revising the low-density residential land use area within the K&D Farms ownership area of Overfield Farms PAD to allow stealth/camouflaged wireless telecommunication facilities as a conditionally permitted use.
2. **DSA-15-00122: Conditional Use Permit:** to allow a proposed 100 ft. tall stealth-designed wireless telecommunication facility use (pending approval of DSA-15-00121) to accommodate Verizon Wireless within a water-tower.
3. **DSA-15-00120: Major Site Plan** to allow the placement of a stealth-designed wireless facility within a 50 ft. X 50 ft. lease area (pending approval of DSA-15-00122) located approximately 175 ft. north of Kortsen Rd, and 100 ft. east of Azurite Way alignment upon parcel 401-01-020A.

APPLICANT/OWNER

Adam Brixius, Pinnacle Consulting, Inc.
1524 N Marvin St Suite 101
Gilbert, AZ 85233
P: 480-217-3076
Email: adam.brixius@pinnacleco.net

K&D Farms
2135 N Overfield Rd
Casa Grande, AZ 85194

HISTORY

December 17, 2007: The City Council adopted Ordinance No. 2488 annexing 4,890 acres property into the City of Casa Grande. At the same hearing, 3,714 acres of this land was zoned as Overfield Farms PAD via Ordinance No. 1178.313.

December 15, 2014: Ordinance No. 1178.313.1 was approved amending a 445-acre portion of Overfield Farms to be known as “Alcea at Overfield Farms” refining development standards and arranging land uses.

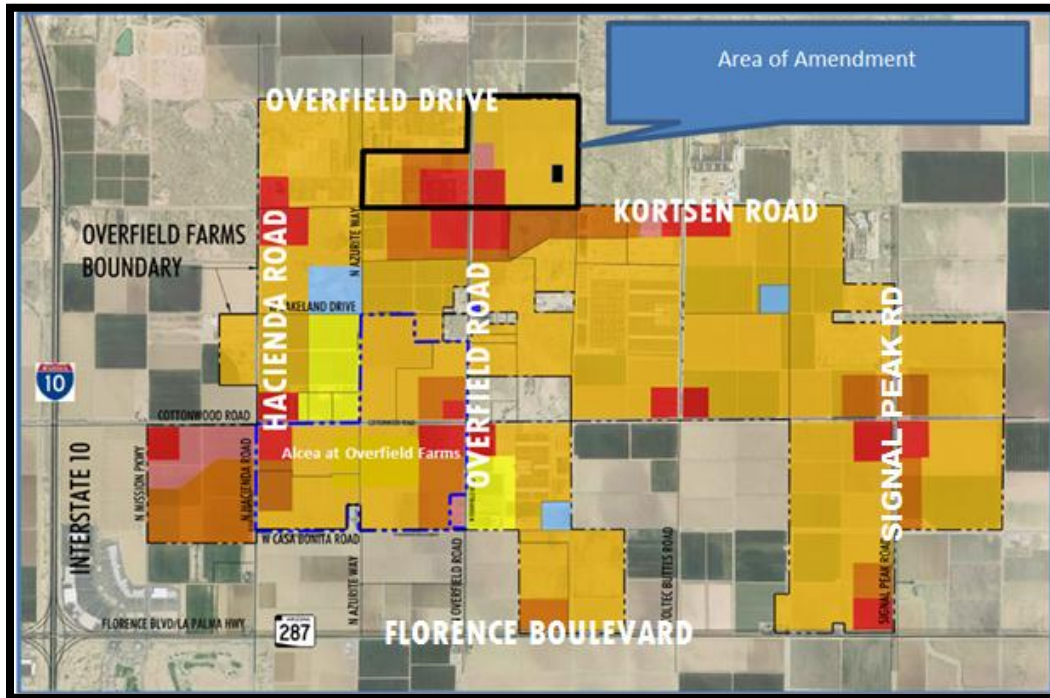
PROJECT DESCRIPTION

Site Area	174.22 Acres
Current Land Use	Dairy (Neighborhoods Land Use)
Existing Zoning	PAD (Overfield Farms)

Surrounding Land Use and Zoning

Direction	General Plan 2020 Designation	Existing Zoning	Current Land Use
North	<i>Rural</i>	County (General Rural)	Farms/Homesteads
East	<i>County</i>	County (General Rural)	Farms/ Homesteads
South	<i>Neighborhoods</i>	Overfield Farms PAD	Farms
West	<i>Neighborhoods</i>	Overfield Farms PAD	Dairy

SITE CONTEXT AERIAL



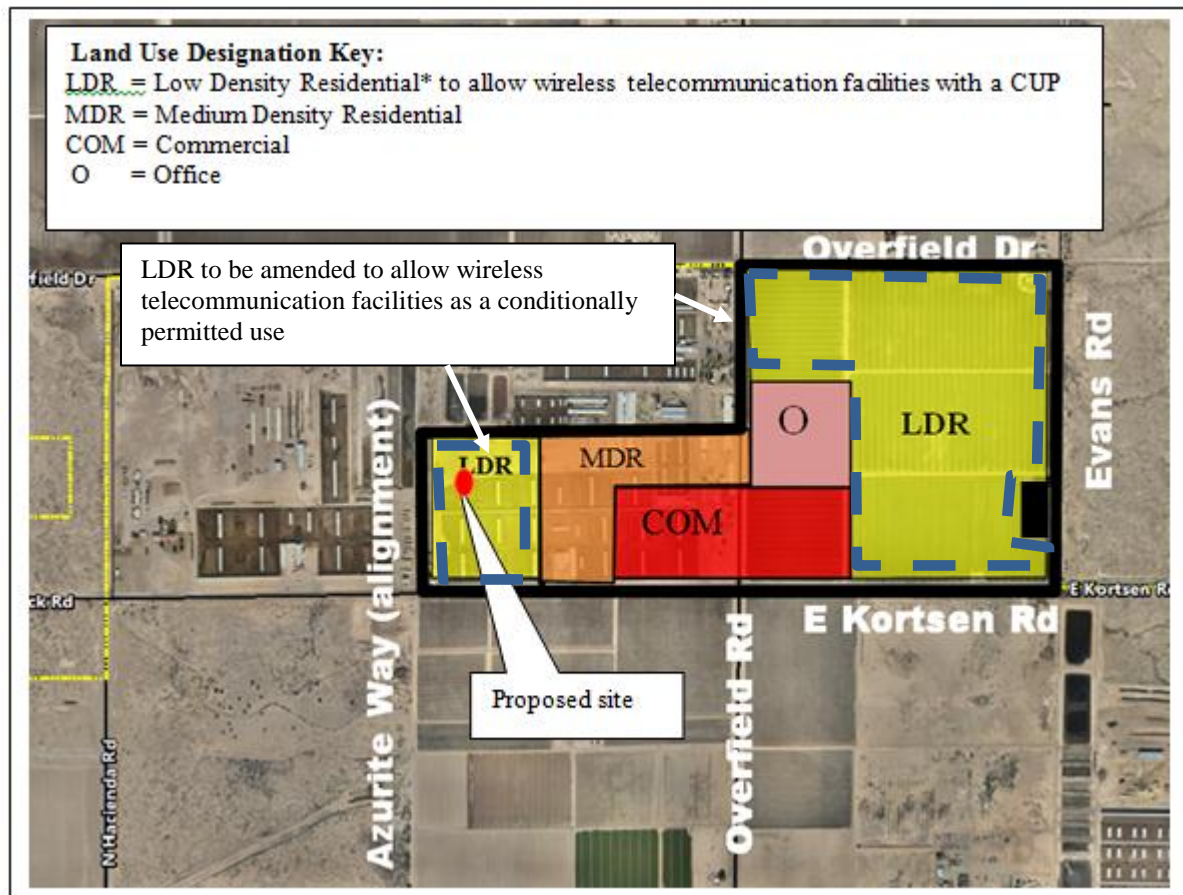
General Discussion:

The Applicant is requesting the approval of three applications to accommodate the construction of a 100 ft. tall concealed wireless telecommunication facility. The proposed location is within K&D Farms, a 234.22 acre area within the Overfield Farms Planned Area Development (PAD). Within this ownership area, 174.22 acres is designated as “Low Density Residential” (LDR). This PAD amendment would add concealed wireless telecommunication facilities as a conditionally permitted use within the LDR areas of K&D Farms. This request would be limited to K&D Farms due to the fact that the Overfield Farms PAD is comprised of twelve ownership entities; and as development occurs, many of these ownership entities will likely refine development standards unique to their parcels while maintaining the overall standards required of the entire PAD (Exhibit A). Overfield Farms is designed to have agricultural theme to be carried out through its residential and commercial subdivisions as the area develops. The inclusion of wireless telecommunication facilities to be stealth or camouflaged will help maintain the cohesiveness of the Overfield Farms PAD because these facilities can be made to appear like water towers, windmills, etc. so that they can maintain a compatible relationship with future development. The development standards proposed for these facilities are designed to ensure that there will not be a deleterious relationship between these structures and its adjacent designated uses (Exhibit B).

Subject to City Council approval for this PAD Major Amendment, the Applicant is also requesting approval of a Conditional Use Permit and subsequent Major Site Plan for a wireless telecommunication facility (Exhibit C). According to the applicant, this facility is needed for coverage needs for the City and contributes to a network of already

approved towers in the area to deliver adequate data service. The facility is proposed in an area which is now a dairy, but designated within the PAD as LDR. To comply with the proposed development standards associated with the PAD amendment, the Applicant is proposing that this wireless telecommunication facility be disguised as a water tower (Exhibit D).

K&D Dairy Land Use Plan



DSA-15-00121: CONFORMANCE WITH PAD ZONE/PRELIMINARY DEVELOPMENT PLAN REVIEW CRITERIA

In accordance with Section 17.68.290 of the Zoning Code the Planning and Zoning Commission shall consider the following in review of a PAD Zone/Preliminary Development Plan application:

Relationship of the plan elements to conditions both on and off the property;

All proposed plan elements will properly relate to on-site and off-site conditions. Per the PAD amendment the tower must be “stealth” or “camouflaged”, in a way that it will have an appearance that corresponds with the aesthetic, view-shed, and other characteristics of the area in which it is placed. The stealth or camouflage design of the facility must demonstrate incorporation or complementing of a surrounding architectural or thematic

element. The site is currently a dairy and it surrounds farmland. The concealment of the facility as a water tower is provides an appropriate context for this area.

Conformance to the City's General Plan;

General Plan 2020 designates this area as *Neighborhoods*. The primary use within *Neighborhoods* is residential. The cell tower will assist in enhancing communication for the residences anticipated in this area and the community at large. The General Plan suggests that non-residential uses are to be buffered from mixed use and single-use residential areas. Sufficient buffering is provided due to the fact that the lease area is 50ft X50 ft.; and a development standard of the proposed PAD requires that the nearest lot line of platted residential lots or unplatted parcels is to be one foot for every foot of height from the base of the tower (Exhibit B, page 2).

Conformance to the City's Zoning Ordinance;

The site is zoned PAD (Overfield Farms Planned Area Development), and to accommodate the need for wireless telecommunication facilities, this PAD is undergoing this amendment to add this as conditionally permitted use. The development standards proposed help ensure that the intent of the Overfield Farms PAD and surrounding areas are not adversely impacted from use.

The impact of the plan on the existing and anticipated traffic and parking conditions;

Wireless telecommunication facilities do not generate much traffic; therefore there is insignificant impact to traffic or parking conditions.

The adequacy of the plan with respect to land use;

The PAD amendment, the conditional use permit and the Major Site Plan being submitted concurrently help ensure that the tenets of the PAD are adequately addressed. The requirement that wireless facilities are to be camouflaged in a manner that is compatible with the surrounding helps maintain adequate use-to-use relationships.

Pedestrian and vehicular ingress and egress;

Traffic and parking conditions are evaluated with the Major Site Plan submittal. The Major Site Plan that was submitted for the specific wireless telecommunication facility proposed adequately provides for a 12 ft. wide access road established via an access and utility easement. It extends from Kortsen Rd to the lease area. It is of adequate compaction that can accommodate a fire apparatus. If a future facility is proposed, access and surfacing requirements will be examined with the submittal of that particular Conditional Use permit and Major Site Plan.

No pedestrian accommodations are considered due to the fact that pedestrian access is unnecessary for this type of use.

Building location, height & building elevations;

The PAD amendment proposes no height limit, except that its setbacks are determined by the height of the structure. As individual sites are proposed for tower placement, the extent height and its appropriateness can be examined with the Major Site Plan and Conditional Use Permit. The specific facility is proposed to be 100 ft. tall. It is to be placed within a 50 ft. X 50 ft. lease area surrounded by an 8 ft. tall fence. The closest property line is 110 ft. away from base of the facility (Exhibit C).

The PAD amendment proposes one foot of setback for every foot of height from residentially designated platted lots and from any unplatted parcel. From platted lots designated as commercial or office the minimum requirement is .25 ft. of setback for every foot of height. There is a lesser need for as great of a setback from office and commercial uses because the impact a tall tower has on these uses is not as great as from residentially designated properties.

Landscaping; Lighting;

Landscaping and lighting would be evaluated with individual site submittals. Landscaping is not being required with the specific site request because the proposal of a water tower provides sufficient concealment. As a condition of the specific Conditional Use Permit associated with the specific site request, placement and operation of the facility shall be in conformance with any applicable requirements of the Federal Communications Commission (FCC) and/or the Federal Aviation Administration (FAA).

Provisions for utilities;

The site may be serviced by the following utility providers:

- o Sanitation Services (trash & sewer) - City of Casa Grande
- o Water - Arizona Water Company
- o Electricity - ED2 District
- o Gas - Southwest Gas
- o Communications - Cox Cable
- o Qwest Communications

Site drainage; Grading;

Drainage and grading will be studied with each individual wireless telecommunication facility submittal. With the specific site proposed, the development center engineer reviewed the plans provided and had no concerns.

Open space;

N/A

Loading and unloading areas;

N/A.

Signage;

N/A

Screening;

Screening requirements will be evaluated with individual Major Site Plan submittals. This particular request is providing sufficient screening of the facility due to the fact the water tower provides significant concealment and the equipment will always be assured to be a substantial distance away from future uses.

Setbacks;

See *Building location, height & building elevations*, above.

DSA-15-00122: CONFORMANCE WITH CONDITIONAL USE PERMIT CRITERIA

In accordance with City Code Section 17.68.120, except where modified by the PAD, the Planning and Zoning Commission, in approving a Conditional Use Permit, shall find as follows:

That the site for the proposed use is adequate in size and topography to accommodate the use, and all yards, spaces, walls and fences, parking, loading and landscaping are adequate to properly relate the use with the land and uses in the vicinity;

The specific location of the proposed wireless facility and its proposal of a water tower is adequately relates to the existing and designated uses surrounding the site.

That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use;

See *Pedestrian and vehicular ingress and egress* within the "CONFORMANCE WITH PAD ZONE/PRELIMINARY DEVELOPMENT PLAN REVIEW CRITERIA 17.68.290", above.

That the proposed use will have no adverse effect upon the abutting property;

No adverse effect upon abutting property is foreseen. The surrounding properties to the north, and east are all designated as low density residential. The required setback, subject to the proposed PAD amendment requires there to a minimum 100 ft. separation from adjacent property lines and the setback is to be 100 ft. from any platted residential lot. This assures that the facility does not negatively impact these future uses.

That the proposed use shall be in conformance with the General Plan;

As discussed within the CONFORMANCE WITH PAD ZONE/PRELIMINARY DEVELOPMENT PLAN REVIEW CRITERIA, above, the designated land use per the General Plan for this site is *Neighborhoods*. The proposal to conceal this wireless telecommunication facility as a water tower helps assure a good relationship between this site and future residential development.

That the conditions stated in the approval are deemed necessary to protect the public health, safety and general welfare.

The conditions of approval of this Conditional Use Permit request are deemed necessary to ensure public health, safety and general welfare per the Conditional Use Permit Resolution DSA-15-00122(Exhibit E).

DSA-15-00120: CONFORMANCE WITH MAJOR SITE PLAN REVIEW CRITERIA

In accordance with Section 17.68.070 of the Zoning Code the Planning and Zoning Commission shall consider the following in review of Major Site Plan applications:

Major Site Plan submittals must meet the following criteria. These criteria coincide with the criteria for *CONFORMANCE WITH PAD ZONE/PRELIMINARY DEVELOPMENT PLAN REVIEW CRITERIA*, above and have all been determined to be met per the above discussion, particularly with respect to the development of a wireless facility at the subject location.

PUBLIC NOTIFICATION/COMMENTS

Notification

Public hearing notification efforts for this request meet and exceed those requirements set out by City Code. They include:

- A notice was published in the Casa Grande Dispatch on November 17, 2015 for the December 3, 2015 Planning and Zoning Commission public hearing.
- Notice was mailed by the City of Casa Grande on November 16, 2015, more than fifteen days before the day of the hearing to each owner of property situated within 300 hundred feet of the subject property. The names and addresses of the owners were provided by the City of Casa Grande per Pinal County Ownership Data. An affidavit confirming this mailing was supplied by the City. Additional notice was provided to Pinal County, due to the fact that K&D Farms borders county jurisdiction to the north and east.
- A sign was posted by the Applicant on November 17, 2015 on the subject site. An affidavit confirming this posting has been supplied.

Inquiries/Comments

At the time of this writing, there have no inquires or comments made.

RECOMMENDED MOTION

DSA-15-00121: Staff advises that the Planning & Zoning Commission recommend that City Council to approve the PAD Major Amendment.

DSA-15-00122: Staff recommends that the Planning & Zoning Commission approve the Conditional Use Permit, subject to the following conditions:

- a. The Conditional Use Permit is subject to City Council approval of the PAD Major Amendment DSA-15-00121, and the passage of an

ordinance to this effect.

- b. The Conditional Use Permit shall be maintained in accordance with the approved Major Site Plan, including but not limited to its elevations.
- c. Placement and operation of the facility shall be in conformance with any applicable requirements of the Federal Communications Commission (FCC) and/or the Federal Aviation Administration (FAA).
- d. The granting of this Conditional Use Permit does not relieve applicant from compliance with applicable building and fire codes and other applicable regulations.
- e. The maximum height of the facility is to be 100 (one hundred) feet.
- f. The minimum setback from all property lines shall be one foot for every foot of height of the facility.
- g. The structure is to be stealth/camouflaged as a water tower.
- h. Appropriate measures shall be used to screen any exposed mechanical equipment such as, but not limited to cables, etc.
- i. Appropriate landscaping and other screening shall be required along any abutting street frontage,
- j. If possible, service provider is encouraged to co-locate (share) facility with another service provider.

DSA-15-00120: Staff recommends that Planning & Zoning Commission approve the Major Site Plan, subject to the following conditions:

- 1. The Major Site Plan is subject to the City Council's approval of the PAD amendment and the Planning & Zoning Commission's approval of the Conditional Use Permit.

Exhibits

Exhibit A- Overfield Farms Ownership Map

Exhibit B- Amended PAD guide

Exhibit C- Major Site Plan

Exhibit D- Elevations/Photo Sims

Exhibit E- Conditional Use Permit Resolution DSA-15-00122

Exhibit A – Overfield Farms Ownership Map

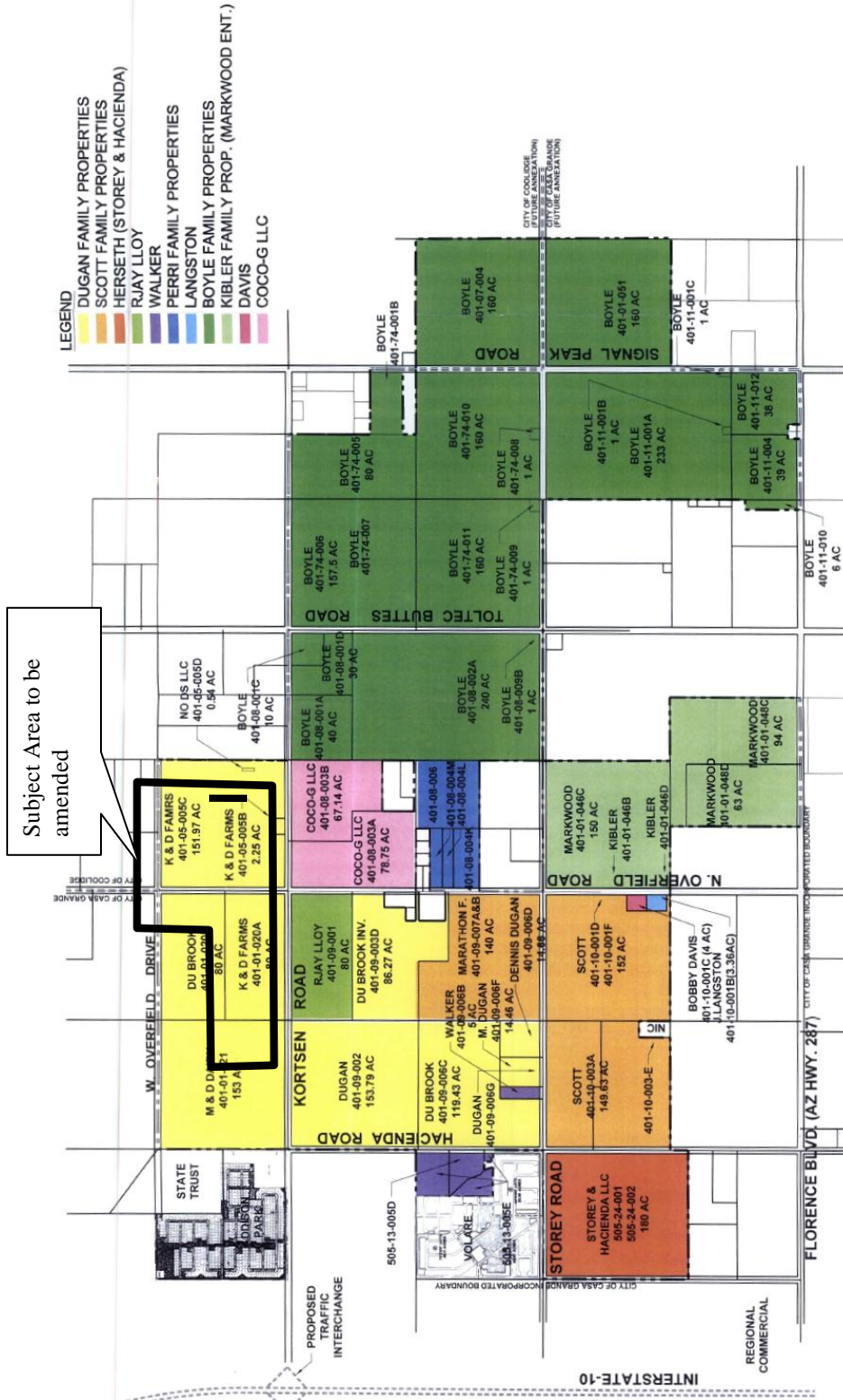


Exhibit B – PAD GUIDE

Provided as a separate document.

Exhibit C – Major Site Plan

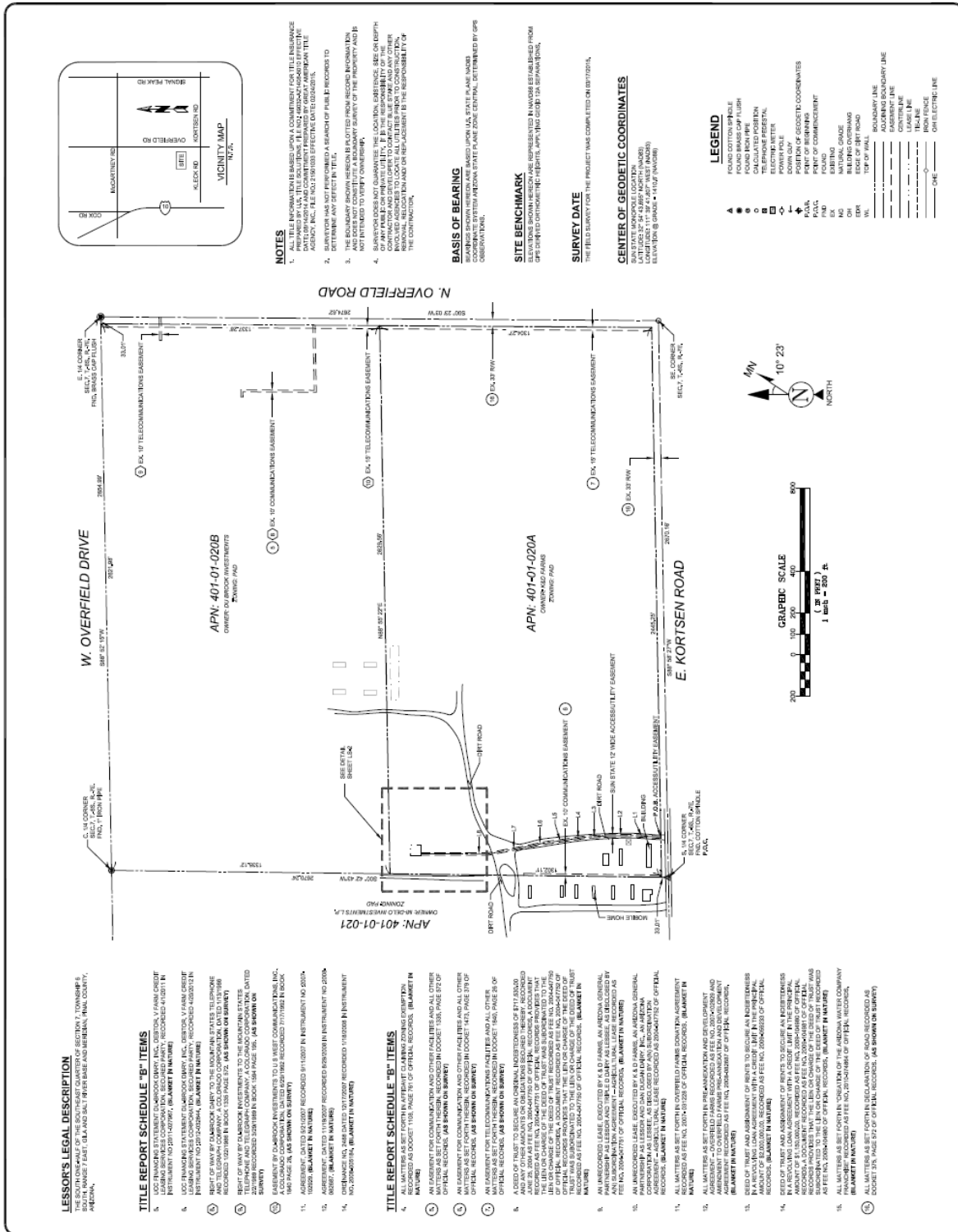


Exhibit C – Major Site Plan

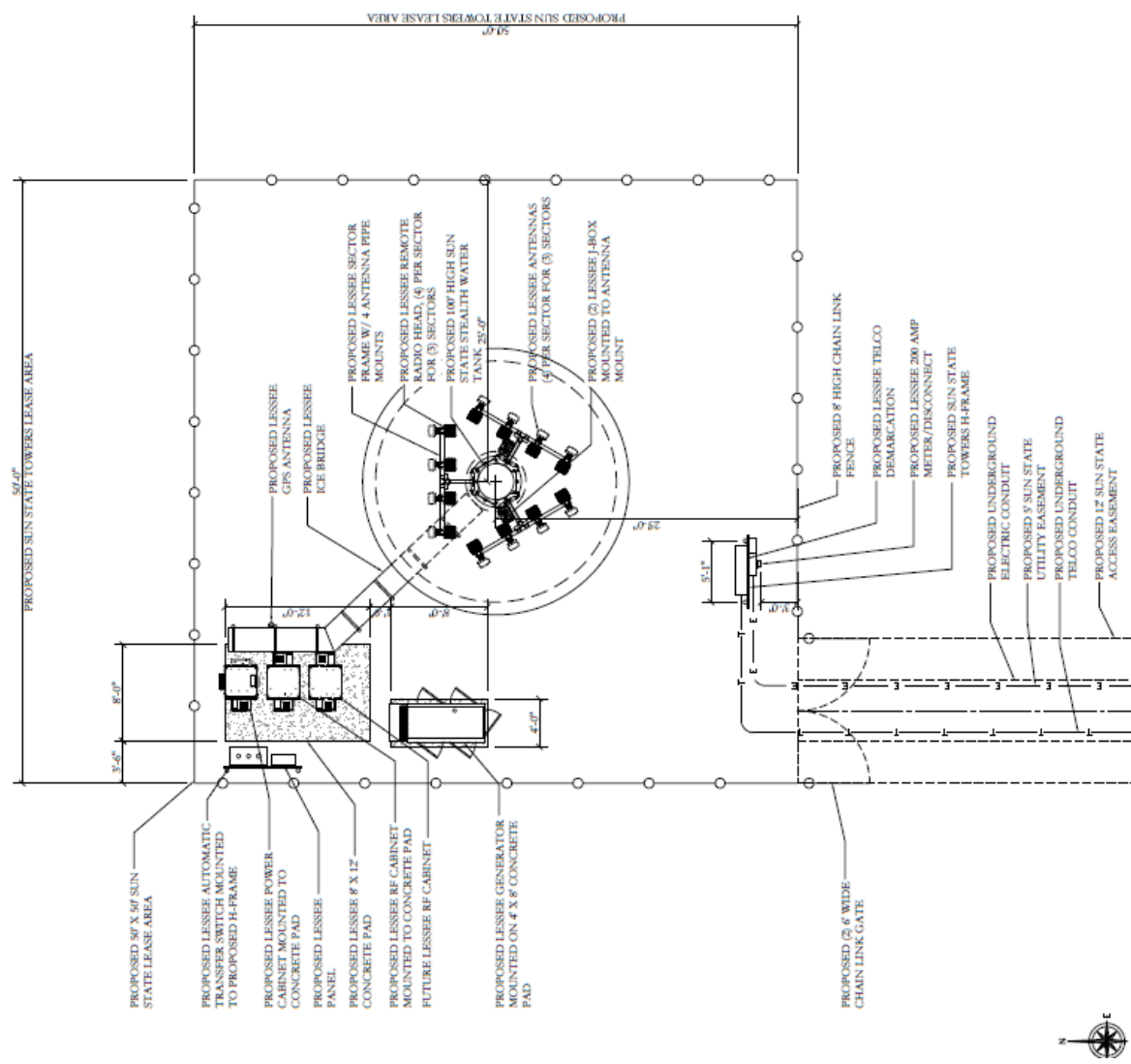


Exhibit D- Elevations/Photo Sims

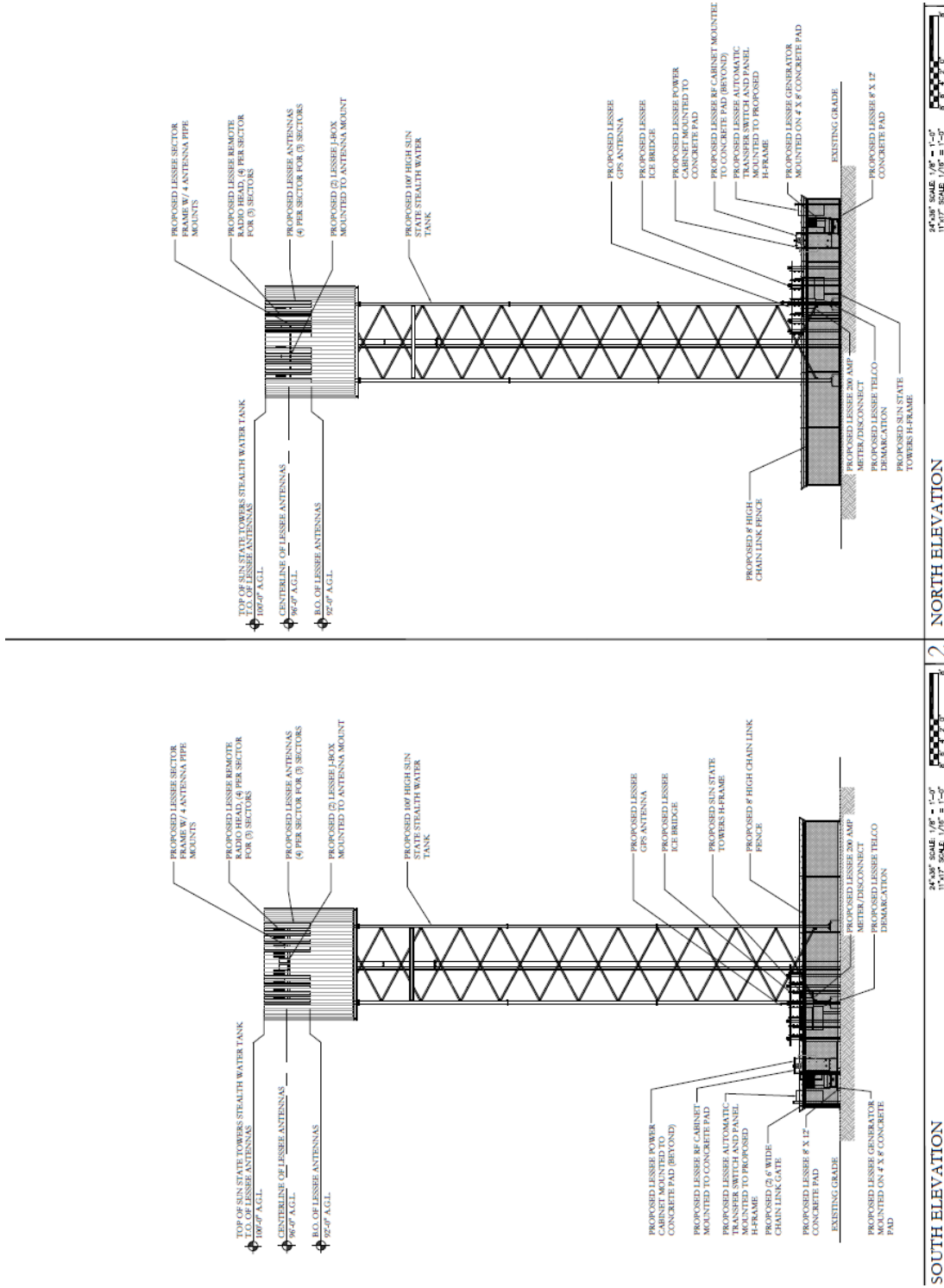


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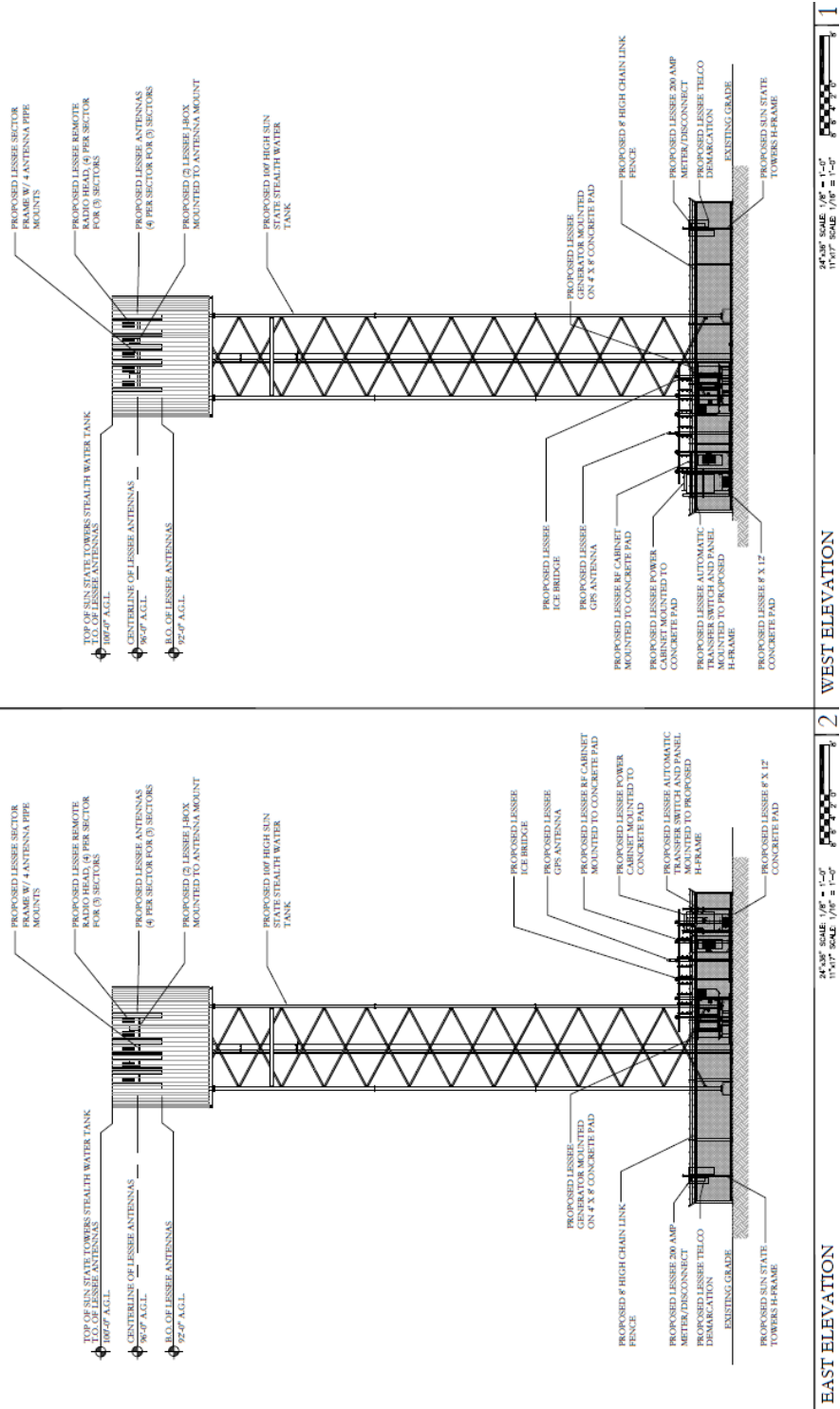


Exhibit E – Elevations/Photo Sims



Exhibit E - Resolution

RESOLUTION NO. DSA-15-00122

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION FOR THE CITY OF CASA GRANDE GRANTING A CONDITIONAL USE PERMIT FOR A WIRELESS TELECOMMUNICATIONS FACILITY, LOCATED AT 2135 N Overfield DR. (APN: 401-01-020A).

WHEREAS, applicant Adam Brixius for Pinnacle Consulting, Inc, has requested a conditional use permit;

WHEREAS, the conditional use permit is requested for a concealed 100 ft. tall wireless telecommunications facility located at 2135 N Overfield DR.;

WHEREAS, the zoning of the property, Planned Area Development (PAD) for Overfield Farms will be amended to allow wireless telecommunications facilities as a conditionally permitted use upon City Council approval for a Major Amendment to a PAD.

WHEREAS, a stealth/camouflaged wireless telecommunications facility will be a conditionally permitted use within this PAD zone;

WHEREAS, on the 3rd day of December 2015, the Planning and Zoning Commission of the City of Casa Grande held a public hearing regarding the request for the conditional use permit;

WHEREAS, the Planning and Zoning Commission of the City of Casa Grande considered all public comments made at said hearing; and

WHEREAS, the Planning and Zoning Commission of the City of Casa Grande has determined that the proposed use would be appropriate for the location proposed, subject to the conditions set forth in this Resolution;

NOW THEREFORE, BE IT RESOLVED by the Planning and Zoning Commission of the City of Casa Grande, Arizona, as follows:

1. The Planning and Zoning Commission of the City of Casa Grande makes the following findings:

- a. The site for the proposed uses are adequate in size and topography to accommodate the uses, and all yards, spaces, walls and fences, parking, loading and landscaping is adequate to properly relate the uses with the land and the uses in the vicinity;

- b. The site for the proposed uses relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use;
- c. The proposed uses will have no adverse effect upon the abutting property;
- d. The proposed uses are in conformance with the General Plan; and
- e. The conditions stated in this approval are necessary to protect the health, safety and general welfare.

2. The Planning and Zoning Commission of the City of Casa Grande approves the conditional use permit by the Applicant subject to the following specific conditions:

- a. The Conditional Use Permit is subject to City Council approval of the PAD Major Amendment DSA-15-00121, and the passage of an ordinance to this effect.
- b. The Conditional Use Permit shall be maintained in accordance with the approved Major Site Plan, including but not limited to its elevations.
- c. Placement and operation of the facility shall be in conformance with any applicable requirements of the Federal Communications Commission (FCC) and/or the Federal Aviation Administration (FAA).
- d. The granting of this Conditional Use Permit does not relieve applicant from compliance with applicable building and fire codes and other applicable regulations.
- e. The maximum height of the facility is to be 100 (one hundred) feet.
- f. The minimum setback from all property lines shall be one foot for every foot of height of the facility.
- g. The structure is to be stealth/camouflaged as a water tower.
- h. Appropriate measures shall be used to screen any exposed mechanical equipment such as, but not limited to cables, etc.
- i. Appropriate landscaping and other screening shall be required along any abutting street frontage,

- j. If possible, service provider is encouraged to co-locate (share) facility with another service provider.

3. The Planning and Zoning Commission of the City of Casa Grande approves the conditional use permit request by the Applicant subject to the following general conditions:

- a. The right to a use and occupancy permit shall be contingent upon the fulfillment of all general and special conditions imposed by the conditional use permit procedure.
- b. That the special conditions shall constitute restrictions running with the land and shall be binding upon the owner of the land, his successors and assigns.
- c. That all conditions specifically stated under any conditional use listed in this chapter shall apply and be adhered to by the owner of the land, his successors or assigns.
- d. That the special condition shall be consented to in writing by the applicant.
- e. That the resolution granting the application, together with all consent forms, shall be recorded by the county recorder.

PASSED AND ADOPTED by the Planning and Zoning Commission of the City of Casa Grande, Arizona, this ____ day of _____, 2015.

P & Z Commission Chairman

Planning & Development Director

ATTEST:

APPROVED AS TO FORM:

City Clerk

Assistant City Attorney

APPLICANT and OWNER'S CONSENT TO THE SPECIAL CONDITIONS:

The applicant and owner, hereby consent to the special conditions as enumerated above in Section 2 as they relate to this request for a Conditional Use Permit associated with a wireless telecommunication facility associated with Assessor Parcel No. 401-01-020A.

Adam Brixius, Pinnacle Consulting, Inc.
Applicant

Dennis Dugan, K&D Farms
Owner